

Clean Buildings

Early Adopter Incentive Program

APRIL 28, 2021



Washington State
Department of
Commerce

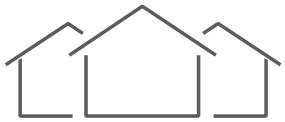
Commerce Clean Buildings Team

- Managing Director, Buildings Program – Emily Salzberg
- Technical Lead – Luke Howard
- Buildings Data Lead – Anna Batie
- Administrative Coordinator – Annalyn Bergin
- Incentive Program Manager – Anneka McDonald
- Appliance Standard Manager – Brittany Wagner

Webpage: www.commerce.wa.gov/buildings

Email: buildings@commerce.wa.gov

We strengthen communities



**HOUSING
HOMELESSNESS**



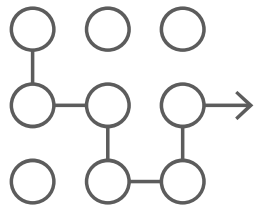
INFRASTRUCTURE



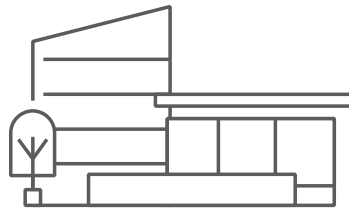
**BUSINESS
ASSISTANCE**



ENERGY



PLANNING



COMMUNITY FACILITIES



**CRIME VICTIMS &
PUBLIC SAFETY**



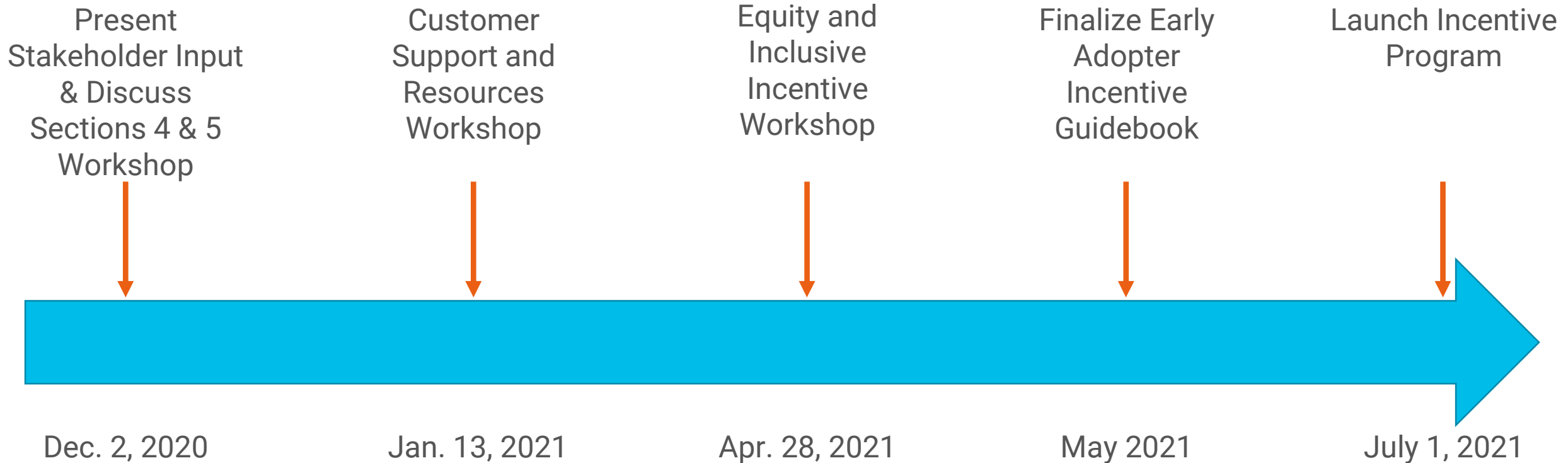
**COMMUNITY
SERVICES**

Agenda

Meeting Objectives

- Early Adopter Incentive Guidelines
- Guidebook input to date
- Equity and Inclusion
 - Criteria
 - Scenarios
 - Outreach and Support

2020-2021 Schedule



* More workshops will be scheduled as needed.

Early Adopter Incentive Program

- Early Adopter Incentive program begins July 1, 2021
- Mandatory Requirements begin 2026-2028



Commerce Early Adopter Incentive Program

- **RCW 19.27A.220**, provide incentives and regulations that encourage energy efficiency in all aspects of new and existing buildings, including building design, energy delivery, and utilization and operations.
- **RCW 19.27A.220 (4b)** The building's baseline energy use intensity exceeds its applicable energy use intensity target by at least 15 energy use intensity units;
- **RCW 19.27A.220 (6)** An eligible building owner that demonstrates early compliance with the standard established under RCW 19.27A.210 may receive a one-time base incentive payment of \$.85 per gross square foot of floor area, excluding parking, unconditioned, or semi-conditioned spaces.
- **RCW 19.27A.320** limit on early adoption incentive payments. Incentive funds are limited to \$75 million. Commerce will not qualify incentives beyond \$75 million.

Early Adopter Incentive Guidebook



Incentive Guidebook Input

Thank you for submitting comments.

- Elements specified in statute Commerce does not have authority to modify.
- Input we have incorporated.
 - 6 to 12 month extension.
 - Expanding the guidebook glossary.
 - Business Inclusion Plan, Exhibit B.
 - Building Improvement Plan, Exhibit C.

Equity and Inclusion Intent

Create a an accessible, equitable and inclusive early adoption incentive program. The intent is to expand participation and opportunities for access across a broad range of businesses in the State. We believe that investing in energy efficiency assists businesses to lowering energy cost, cut carbon emission, and strengthen local communities.

Equity and Inclusion Input to Date

Thank you for submitting comments.

topic	feedback
overarching comments	first come, first served will not result in equitable participation
	any funding set aside for certain target populations should roll back into a central resource if not utilized within a certain timeframe
prioritized sectors/types	GHG emissions
	geographic equity, rural considerations
	building size
	multifamily/affordable housing
	highest energy using buildings
	tax status
	specific uses
	BIPOC owned buildings
outreach / TA	language access
	targeted sector specific workshops; housing providers, non-profits, etc.
	development of tools/materials for compliance
subcontracting	woman, minority and veteran owned business, certified and not
	outreach and TA to subcontractors
	vendor lists
process	letter of intent to ease upfront admin barrier
	prefunding process

Equity and Inclusion Criteria for Consideration

- Targeting highest energy users
 - 19.27A.210 - seek to maximize reductions of greenhouse gas emissions from the building sector
- Geographic equity, rural communities
 - 19.27A.220 - The department must establish a **statewide** energy performance standard early adoption incentive program.
- Multifamily, including affordable housing, 19.27A.220
- Building cohorts incentive application schedule, 19.27A.220
 - 50,000 - 90,000 GFA, July 1, 2021 - June 1, 2027
 - 90,001 - 220,000 GFA, July 1, 2021 - June 1, 2026
 - Over 220,001 GFA, July 1, 2021 - June 1, 2025

Potential Approaches

- Open reservation to all applicants. First come first serve.
- A percentage of funding for Equity and Inclusion reservation and general application pool.
- \$25 million to each building cohort.
 - \$12.5 million to general applications and \$12.5 million for Equity and Inclusion reservations for each cohort.
 - Funding pool reservation for 3 years and returns back into the general fund if not utilized.

Business Inclusion Plan



Exhibit B

Business Inclusion Plan

Do you anticipate using, or is your firm, a State Certified Minority Business?	Y/N
Do you anticipate using, or is your firm, a State Certified Women's Business?	Y/N
Do you anticipate using, or is your firm, a State Certified Veteran Business?	Y/N
Do you anticipate using, or is your firm, a Washington State Small Business?	Y/N

If you answered No to all of the questions above, please explain:

Please list the approximate percentage of work to be accomplished by each group:

Minority _____ %
Women _____ %
Veteran _____ %
Small Business _____ %

Please identify the person in your organization who will manage your Business Inclusion Plan:

Name: _____
Phone: _____
E-Mail: _____

Outreach and Support



Resources

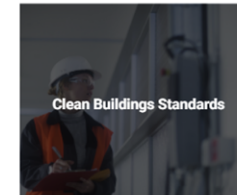
- Clean Buildings Webpage
- Early Adopter Q&A document
- Coming soon - Clean Buildings Standard Early Adopter Incentive application process
- Ideas/actions needed to reach buildings who need more support?



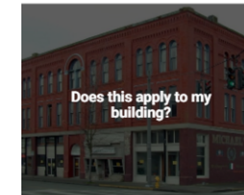
Serving Communities ▾ Building Infrastructure ▾ Growing the Economy ▾ Promoting Washington ▾ Q

Clean Buildings

On May 7, 2019, the Clean Buildings bill (HB 1257, 2019) was signed into law. The objective is to lower costs and pollution from fossil fuel consumption in the state's existing buildings, especially large commercial buildings. The law requires the Washington State Department of Commerce to develop and implement an energy performance standard for these buildings and provide incentives to encourage efficiency improvements.



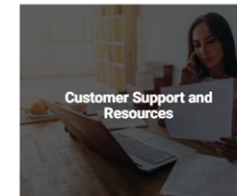
Clean Buildings Standards



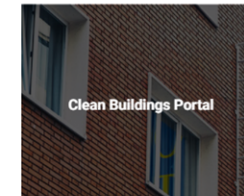
Does this apply to my building?



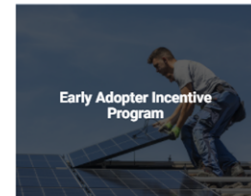
How to Comply



Customer Support and Resources



Clean Buildings Portal



Early Adopter Incentive Program

Next Steps

- Clean Buildings Early Adoption Incentive Guidebook finalized guidebook will post in May.
- Clean Buildings Incentive Application webinar TBD June.
- Don't forget to visit the Clean Buildings web page and sign up for program updates at buildings@commerce.wa.gov.

Thank you!



Washington State
Department of
Commerce

www.commerce.wa.gov

